



**Kennedy  
& Foster**

25 Nursery Close  
Biggleswade  
SG18 0HR  
**£425,000**

- UNIQUE CORNER PLOT
- GARAGE, PARKING AND ADDITIONAL PARKING
- 3 BEDROOMS
- DINING ROOM
- KITCHEN
- UTILITY
- CLOAKROOM AND FAMILY BATHROOM
- DECEPTIVELY SPACIOUS





**MUST BE VIEWED TO APPRECIATE THE OVERALL SPACE AND POTENTIAL.**

This extended 3 bedroom detached property is situated in a corner plot in a cul de sac location. The property offers versatile accommodation as follows: Entrance hall, cloakroom, inner hall, utility room, kitchen, lounge, dining room, 3 bedrooms, shower room. To compliment this lovely home which has only had one owner has the benefit of two garages, driveway and gated parking for caravan. The property has a rewired fuse box done in August 2023, uPVC double glazing and Insulated loft fitted in December 2012. Contact Kennedy & Foster the sole agents to arrange your viewings.

**FRONT DOOR INTO:**

#### **ENTRANCE HALL**

Coving to ceiling, radiator. Inner hall and door to:

#### **CLOAKROOM**

Low level W.C, wash hand basin, uPVC double glazed frosted window, radiator, coving.

#### **INNER HALL**

Stairs to first floor, radiator, storage cupboard. Door to:

#### **UTILITY ROOM**

9' 9" x 8' 8" (2.97m x 2.64m) Stainless steel single drainer sink unit with mixer tap, space for washing machine, dishwasher and fridge/freezer, double radiator, uPVC double glazed window to rear, formally the original kitchen door. Door to: Lean to:

#### **LOUNGE**

21' 10" x 11' 09" (6.65m x 3.58m) Fire housing multi fuel burner with tiled hearth and stone surround, coving to ceiling, two radiators, door to rear garden. Double doors to:

#### **DINING ROOM**

17' 06" x 8' 03" (5.33m x 2.51m) uPVC double glazed window to side and front, coving to ceiling, radiator.

#### **KITCHEN**

21' 05" x 5' 03" (6.53m x 1.6m) Wall, base and drawer units with work surfaces over, stainless steel 1 1/2 bowl sink unit with mixer tap, space for cooker and fridge/freezer, coving to ceiling. Door to rear garden.

### FIRST FLOOR LANDING

Loft hatch, airing cupboard with cylinder and shelving, uPVC double glazed window to side. Doors to:

### BEDROOM ONE

12' 00" x 11' 08" (3.66m x 3.56m) Built in wardrobes, radiator, uPVC double glazed window to rear.

### BEDROOM TWO

12' 00" x 11' 08" (3.66m x 3.56m) Built in wardrobes with sliding door, radiator, uPVC double glazed window to front.

### BEDROOM THREE

8' 09" x 7' 09" (2.67m x 2.36m) Built in cupboard with hanging rail and shelving, radiator, uPVC double glazed window to rear.

### REFITTED SHOWER ROOM

Walk in double shower, low level W.C, vanity basin cupboard under, uPVC double glazed frosted window to front, heated towel rail.

### OUTSIDE

### REAR GARDEN

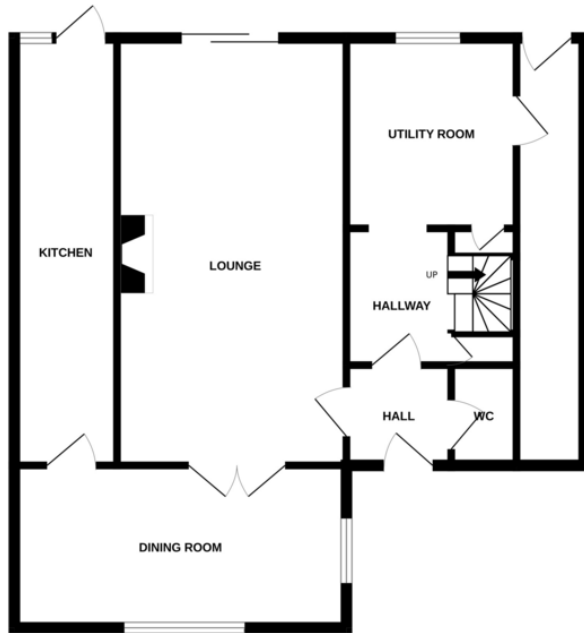
Gated access leading to Garage and Drive way, paved patio, laid to lawn, well stocked flowers and shrubs, outside tap, gated access to hard standing ideal for caravan, electric patio sun canopy.

### GARAGE

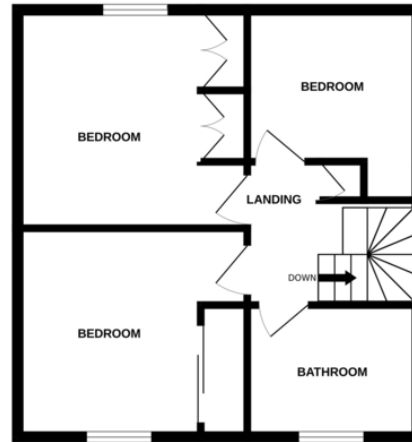
Power and light, personnel door. Enbloc with up and over door.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**COUNCIL TAX BAND**

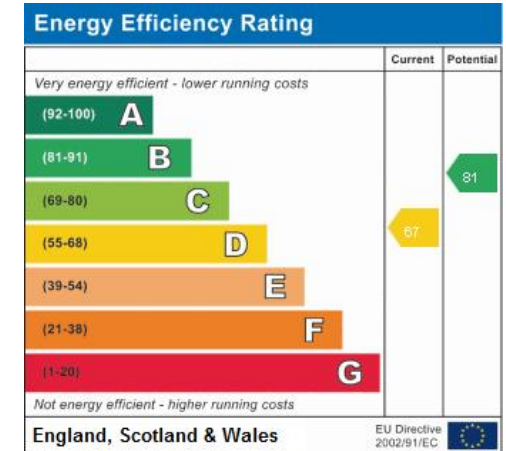
Tax band E

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements